

Property Information | PDF Account Number: 02575256

LOCATION

Address: 4012 RUSHVIEW DR

City: ARLINGTON

Georeference: 36770-10-13

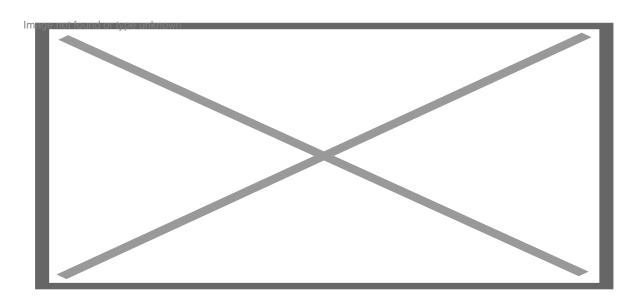
Subdivision: RUSHMOOR ADDITION

Neighborhood Code: 1L040O

Latitude: 32.6980915422 **Longitude:** -97.1711571334

TAD Map: 2096-372 **MAPSCO:** TAR-095B





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RUSHMOOR ADDITION Block

10 Lot 13

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1977

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 02575256

Site Name: RUSHMOOR ADDITION-10-13 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,483
Percent Complete: 100%

Land Sqft*: 7,215 Land Acres*: 0.1656

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

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Current Owner:

MIKESELL STEPHANIE

Primary Owner Address:

4012 RUSHVEIW DR ARLINGTON, TX 76016 **Deed Date: 1/29/2015**

Deed Volume: Deed Page:

Instrument: D215020978

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| FEDERAL HOME LOAN MTG CORP | 8/19/2014 | D214190543 | | |
| COREY JAROD; COREY LETICIA | 4/27/2007 | D207153164 | 0000000 | 0000000 |
| BRATTON MILTON R;BRATTON P A | 8/30/1991 | 00103860002068 | 0010386 | 0002068 |
| OLIVIER LUAT NGUYEN;OLIVIER RENE J | 4/22/1983 | 00074920002098 | 0007492 | 0002098 |
| GLENN R. NEWELL | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$186,588 | \$56,215 | \$242,803 | \$242,803 |
| 2023 | \$212,937 | \$45,000 | \$257,937 | \$239,840 |
| 2022 | \$173,036 | \$45,000 | \$218,036 | \$218,036 |
| 2021 | \$153,158 | \$40,000 | \$193,158 | \$193,158 |
| 2020 | \$133,547 | \$40,000 | \$173,547 | \$173,547 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.